



## M E M O R A N D U M

**TO: HARB MEMBERS**  
**FROM: AMY WOLDT JOHNSON**  
**DATE: OCTOBER 16 2023**  
**SUBJECT: OCTOBER 17, 2023 MEETING AGENDA**

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The scheduled meeting of the Reading Historical Architectural Review Board will be held on Tuesday, October 17, 2023 at **6:30p.m. in the Penn Room** on the first floor of City Hall, 815 Washington St.

### **AGENDA**

**6:30 p.m.** Call to order. Reading of the minutes of previous meetings.

**6:35 p.m. ITEM #1**      **929 N. 4<sup>th</sup> St.**  
**Anyolina Brito & Josefina Perez, Owner**  
**Composite Index Rating: 84**  
Review request for the installation of a 6' high dog eared style wood fence at the rear yard; installation of a wood railing at the rear steps leading from the alley into the rear yard.  
(Violation – work has been completed.)

**6:50 p.m. ITEM #2**      **901 Centre Ave.**  
**Evil Empires LLC, Owner**  
**Composite Index Rating: 128**  
Review request for the review of financial hardship for the replacement of existing straight edged red slate shingles with red CertainTeed Grand Manor asphalt architectural shingles at the main roof and dormers.



- 7:05 p.m. ITEM #3**      **701 Centre Ave.**  
**Opportunity Behavioral Health Inc., Owner**  
**Composite Index Rating: 130**  
Review request for the installation of a 3 zone mini-split heat pump system to be installed at the first floor western façade, at the first floor porch roof and within the first floor porch area at the southern (front) facade. (Violation – work has been partially completed.)
- 7:20 p.m. ITEM #4**      **628 Laurel St.**  
**Tabernaculo de Restauracion, Owner**  
**Composite Index Rating: 92**  
Review request for the replacement of an existing free standing sign face with a sign face to read “TDRR Una Iglesia Para La Familia” with logo, and hours of operation in gold and black letters on a white background at the front (northern) façade; installation of a 64” x 102” wall mounted sign to read “TABERNACULO DE RESTAURACION RENACIMIENTO INC TDRR, Iglesia Con Vision Cristocentrica”, with logo in blue and gold letters on a blue background to cover an original mosaic depicting St. Mary located above the front entrance on the front (northern) facade. (Violation – work has been completed.)
- 7:35 p.m. ITEM #5**      **220 S. 5<sup>th</sup> St.**  
**Cresnac Ducheine, Owner**  
**Composite Index Rating: 106**  
Review request for the replacement of the stained glass transom window with a clear glass window panel over the front entrance at the eastern façade. (Violation – work has been completed.)
- 7:50 p.m. ITEM #6**      **114 S. 6th St.**  
**Amor Nouri, Owner**  
**Composite Index Rating: 26**  
Review request for the removal of stucco from the masonry and aluminum capping from wood trim on the front (eastern) façade; restoration of the front façade. (Violation – work has been partially completed.)
- 8:05 p.m. ITEM #7**      **42 S. 5<sup>th</sup> St.**

**Alan Shuman, Owner**

**Composite Index Rating: 66**

Review request for the demolition of the rear building addition.

**8:20 p.m. ITEM #8**

**230 N. 5<sup>th</sup> St.**

**Alan Shuman, Owner**

**Composite Index Rating: 122**

Review request for the removal of original brick from the front façade in order to perform investigative and restoration work on the building structure.

**8:35 p.m. ITEM #9**

Review applications approved by Staff:

- a. 834 Centre Ave, Amanda Klimek, Owner  
Replacement of a wood joist at the first floor front porch roof in kind, repair of the first floor front porch railing in kind, painting of exterior surfaces in kind.
- b. 322 N. 5<sup>th</sup> St., Silviono Santos, Owner  
Repair of wood window trim and window sills on the front façade in kind, replacement of the third floor front northernmost window to match the original third floor front windows; painting of exterior surfaces.
- c. 701 Centre Ave., Opportunity Behavioral Health Inc., Owner  
Painting of exterior surfaces in kind.
- d. 346 S. 5<sup>th</sup> St., Mike & Alyssa Coulter, Owner  
Replacement of 8 wood windows at the front façade in kind.
- e. 46 S. 5<sup>th</sup> St., Reading Historic Properties LP, Owner  
Replacement of broken window glass and repair or replacement of all wood work at the Mansard roof level and main mansion façades in kind; painting of exterior surfaces.
- f. 243 S. 5<sup>th</sup> St., Round Rock Investments, LLC, Owner

Installation of an individually lettered white vinyl sign to read

"Brandon J. Broderick, Personal Injury Attorney At Law, Reading PA, 877-314-3586" at the first floor storefront window.

**8:40 p.m.**

**Other Business**

- Preservation Officer's Report on Action Items:
  - 108 S. 6<sup>th</sup> St. – Vinyl window installed incorrectly in the bay window at the southern façade. Staff has sent a compliance letter.
  - 253 N. 5<sup>th</sup> St. – Demolition by Neglect, Property Maintenance Violation. The City Codes Office has installed black painted plywood in the window openings to help protect the building. Plans for interior renovations were approved by the Building and Trades Office on December 10, 2015.
  - 34 N. 11<sup>th</sup> St. – Standing seam roof approved by HARB but has ridges. Staff to investigate whether what was installed was approved by the HARB.
  - 306 S. 5<sup>th</sup> St. – City Council denied the owner's appeal on November 24<sup>th</sup> and the restoration of the front façade was to be completed within 180 days from Nov. 24, 2014 as per Council Res. No. 127-2014. Work has not been completed to date. Staff sent a compliance letter. As of 2017 there is a new owner. Staff has contacted a representative of the new owner regarding the ongoing violation.
  - 927 N. 4<sup>th</sup> St. – A temporary repair of the original terra cotta tiled roof was approved by the HARB for 100 days remains in place. Staff is to contact the roofing contractor to determine status.
  - 941 N. 4<sup>th</sup> St. – The original cedar shake shingles on the bay window were to be replaced in kind but instead were replaced with 3" vinyl siding in a cypress color which was not approved by the HARB. Staff is to send a violation letter.
  - 407 S. 6<sup>th</sup> St. – Work was not completed to HARB specifications. The Board concurred that the undertaken work may be approved if slightly modified. Staff is to discuss the removal of the installed medallions below the storefront window with the contractor.

- 412 Windsor St. – Front entrance door remains in violation. Owner has submitted a proposed door that is appropriate. Staff is to work with owner to obtain compliance.
- 837 Rose St. – Entrance steps constructed in violation, work has not been completed as per HARB Res. No. 74-15. Staff sent a compliance letter but to date there has been no response. There is a new owner of the building. Staff is to send a new compliance letter.
- 21 S. 5<sup>th</sup> St. – The 90 day extension period for the temporary plywood covering of the dormer windows has expired and the plywood remains. This building has a new owner as of 2020.
- 547 Bingaman St. – The HARB approved a half lite wood entrance door to replace the door installed in violation. The existing door has not been installed in compliance with HARB Resolution 25-16. Staff is to send a compliance letter.
- 200 N. 5<sup>th</sup> St. – The green marble trim below the storefront window on the southern façade has been altered inappropriately and is not compliant with Resolution 91-14. HARB Discussed ongoing violations at the October 17, 2017 HARB meeting and has given the owner 6 months to present a proposal to address the violation and other proposed work. Staff met with the property owner on March 9<sup>th</sup> to discuss the replacement of windows and proposed repairs as per HARB Resolution No. 67-17. Staff has been in contact with the representative of the building in August 2018 regarding the revised Window Policy.
- 821 N. 5<sup>th</sup> St. – Replacement of wood windows on the front façade with aluminum clad wood windows and the installation of vinyl windows on the southern façade were completed in violation and denied. The owner has not replaced the windows according to HARB Res. No. 67-16. Staff is to send a compliance letter.
- 737 Madison Ave. – Modifications to the first floor front porch to install a vertical platform lift were not completed according to HARB Res. No. 03-17. Staff spoke with the representative of the owner regarding the work as completed. The representative of the

owner stated that he will look into the matter and will discuss the work with the contractor.

- 1023 N. 5<sup>th</sup> St. – Replacement of existing wood lattice at the first floor front porch has not been completed as per HARB Res. No. 23-17. Staff is to investigate and send a compliance letter.
- 422 Douglass St. – A black wrought iron door has been installed in violation at the basement level entrance at the eastern façade and was denied by the HARB as per Res. No. 18-17. Staff has sent a violation letter in July 2023 for a recently replaced wood balustrade at the first floor front porch and for non-compliance with the above. The owner addressed the railing but not the security door. Staff is to cite the owner for the security door.
- 914 Madison Ave. – The rear fence installed in violation has not been modified as per HARB Res. 30-17. Staff is to send a compliance letter.
- 551 Penn St. – The internally illuminated individually lettered sign installed in violation at the storefront has not been removed as per HARB Res. No. 29-17. Staff is to send a compliance letter.
- 321 N. 5<sup>th</sup> St. – The lower portion of the front façade was painted in violation and remains painted. Staff will investigate whether or not they are in compliance with Res. No. 09-18.
- 817 N. 4<sup>th</sup> St. – Several proposed alterations have not been completed according to HARB Resolution 08-18. From April 2021, Staff has worked with a property management company to correct the outstanding issues with the property. On May 11, 2022 Staff was informed that the property management company is no longer contracted by the owner to finish the rehabilitation project and Staff is now working with representatives of the owner (Midfirst Bank) regarding other outstanding issues.
- 647 Bingaman St. – Staff is to investigate the installation of the first floor front window.
- 513 S. 5<sup>th</sup> St. – Front entrance door was not replaced as per the resolution (elective work) and was painted in a color that was not approved. Staff is to investigate.
- 1164 Perkiomen Ave. – The paint color scheme denied by the HARB in HARB Res. No. 14-19 remains at the

first floor storefront. Staff is working with the owner and tenant to determine appropriate paint colors for the building and new paint color samples have been submitted.

- 1334 Good St. – All of the work has not been completed as per Resolution No. 29-19. The owner was to return with a request for Financial Hardship for various items that are in violation. Staff is to send a compliance letter.
- 354 Penn St. – Approved signage was installed as per HARB Resolution No. 38-19 however additional signage may have been installed on the eastern façade. Staff made a site visit in May 2020 and found additional signage had been installed on the eastern façade that was not approved by the HARB. Staff is to contact the business owner.
- 1049 N. 5<sup>th</sup> St. – The entrance door installed in violation has been replaced with historically appropriate double entrance doors as per HARB Resolution No. 32-19. Painting of the doors requires review. The railing at the first floor front porch installed in violation remains in violation. Staff is to send a compliance letter.
- 331 Greenwich St. – Staff met with the owner on 4/6/21 to discuss proposed work to a rear porch and determined that HARB Res. No. 51-19 has not been complied with – the tile installed on the first floor front porch has not been removed. The owner informed Staff that due to COVID, they do not have the funds to bring the porch into compliance but are working on rectifying the issue. Staff attended a court hearing for the property on 5/20/21. The owner has been ordered to begin making necessary improvements to the property (both for the installed tile and other items) and to return to court once a month to show their progress. In July Staff approved the in kind repair and replacement of the rear second floor porch roof structure, the painting of exterior surfaces in kind, and the replacement of downspouts and gutters in kind. Staff attended a court hearing for the property on 10/26/21. The owner has secured a contractor and has started work on the property. Staff attended a court hearing for the property on 12/21/21 at which time it was determined that the owner had completed most of

the work as listed above and removed the ceramic tile on the front porch that was in violation. However, the wood decking that was installed does not comply with HARB Res. No. 51-19. Staff is to send a compliance letter.

- 146 S. 5<sup>th</sup> St. – The review of the front entrance steps was tabled (HARB Res. No. 58-19) but the applicant has not proceeded with researching the appropriate material for the partially completed entrance steps. Staff is to reach out to the applicant.
- 1114 Perkiomen Ave. – HARB Res. No. 56-19 was appealed to City Council on 2/5/20, the appeal (City Council Res. No. 40-2020) was not adopted and therefore the owner remains in violation of HARB Res. No. 56-19. Staff sent a compliance letter and received a response on July 29, 2021.
- 1023 Walnut St. – The construction of a roof over the first floor front porch was not completed according to the proposed plan as approved by the HARB as per HARB Res. No. 12-21 (April 2021). Staff is to send original plans to the HARB members for review of what was proposed and what was completed.
- 921 N. 3<sup>rd</sup> St. – The owner has not complied with HARB Res. No. 24-21 regarding the replacement of the front entrance doors. The tile installed in violation has been removed from the first floor front porch. Staff sent a compliance letter, the owner has responded, and Staff is to work with the owner regarding compliance.
- September and October 2022 HARB resolutions will be reviewed by Staff at the October 2023 HARB meeting.
- Education and Outreach Committee Report.
- Policy Committee Report.
- Review of proposed amendment to the Historic District Ordinance Section 295-107 B.2.c.3.

**9:30 p.m.**

**Adjournment**